167.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,031,000 /	1,031,000
					USE VALUE:	1,031,000 /	1,031,000
					ASSESSED:	1,031,000 /	1,031,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUKOMYANSKY ARTHUR &
Owner 2:	ZAVADSKAYA ALENA
Owner 3:	
Street 1:	177 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LUKOMYANSKY ARTHUR & -
Owner 2:	DORDZHIEVA GHILYANA -
Street 1:	177 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,727 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1871, having primarily Aluminum Exterior and 3395 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11727.000	512,200	5,500	513,300	1,031,000
Total Card	0.269	512,200	5,500	513,300	1,031,000
Total Parcel	0.269	512,200	5,500	513,300	1,031,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.68 | /Parcel: 303.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	110739
GIS Ref	
GIS Ref	
Insp Date	06/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	512,300	5500	11,727.	513,300	1,031,100	1,031,100	Year End Roll	12/18/2019
2019	104	FV	411,100	5500	11,727.	513,300	929,900	929,900	Year End Roll	1/3/2019
2018	104	FV	411,100	5500	11,727.	454,600	871,200	871,200	Year End Roll	12/20/2017
2017	104	FV	385,200	5500	11,727.	381,300	772,000	772,000	Year End Roll	1/3/2017
2016	104	FV	385,200	5500	11,727.	381,300	772,000	772,000	Year End	1/4/2016
2015	104	FV	320,300	5500	11,727.	329,900	655,700	655,700	Year End Roll	12/11/2014
2014	104	FV	320,300	5500	11,727.	319,000	644,800	644,800	Year End Roll	12/16/2013
2013	104	FV	333,200	5500	11,727.	303,600	642,300	642,300		12/13/2012

!12941!

PRINT

Date	Time
12/11/20	02:57:38

LAST REV

Date	Time
06/25/18	14:23:04
mmcmakin	
12941	

USER DEFINED

Prior Id # 1:	110739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUKOMYANSKY ART	67587-345		7/8/2016	Convenience	1	No	No		
LUKOMYANSKY A /	58847-483		4/9/2012	Convenience	1	No	No		
LUKOMYANSKY A /	55315-67		9/3/2010	Convenience	1	No	No		
LUKOMYANSKY ART	51585-66		8/18/2008	Family	1	No	No		
SANDRELLI DONAL	50858-323		3/10/2008	Change>Sale	584,000	No	No		
	14807-373		12/1/1982		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2011	332	Manual	7,000					INSULATION
3/26/2008	272	Add Bath	7,400	C		G9	GR FY09	install kitchen ca

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Inspected	CC	Chris C
5/17/2018	MEAS&NOTICE	CC	Chris C
10/29/2008	Meas/Inspect	355	PATRIOT
10/22/2008	Missed Appt.	345	PATRIOT
7/6/2006	OWNR INFO	BR	B Rossignol
2/9/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11727		Sq. Ft.	Site		0	70.	0.63	8			Med. Tr	-5					513,255						513,300	

Total AC/HA: 0.26921 | Total SF/SM: 11727 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 513,255 | Spl Credit | Total: 513,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1871	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.95927835
Const Adj.:	0.98990101
Adj $ / SQ:	151.934
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	742353
Depreciation:	230130
Depreciated Total:	512224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	4	
Totals			
2	13	7	

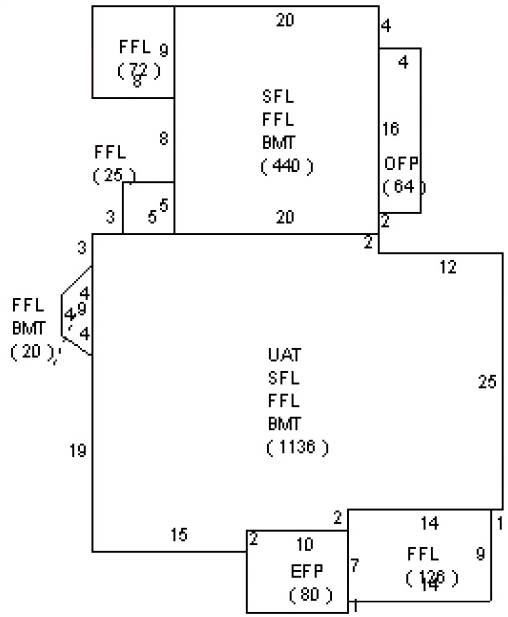
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	151.93
Special Features:	0	Val/Su Net:	94.52
Final Total:	512200	Val/Su SzAd	150.87

SKETCH



Sum Area By Label :
UAT = 1136
SFL = 1576
FFL = 1819
BMT = 1596
EFP = 80
OFP = 64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,819	151.930	276,369
BMT	Basement	1,596	45.580	72,746
SFL	Second Floor	1,576	151.930	239,449
UAT	Upper Attic	284	60.770	17,260
EFP	Enclos Porch	80	60.640	4,851
OFP	Open Porch	64	41.850	2,679

Net Sketched Area:	5,419			Total:	613,354
Size Ad	3395	Gross Are	6271	FinArea	3395

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22x20	A	AV	1940	20.68	T	40	104			5,500			5,500
2	Frame Shed	D	Y	1	12X8	F	FR	1980	0.00	T	39	104						

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500